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BUSH HOUSE,

Bush, Bude, Cornwall , EX23 9LB

£450,000

- Characterful period semi detached property, mainly built in 1836
- Generous south-facing landscaped gardens, attractive terrace seating area, alongside the River Strat
- Located in the rural hamlet of Bush, yet only two miles from the coastal town of Bude
- Dual aspect sitting room, generous kitchen / dining room, reception room with wood burning stove
- Three generously proportioned double bedrooms, two with en-suite WC's and a family bathroom

Bush House is a characterful period semi detached property. The main part of the house is shown to have been built in 1836, whilst the rear part is of earlier date. The property has been thoughtfully and sympathetically renovated over the years, including an extension to the kitchen, which looks out over the terrace, to the hilly field and woods beyond. The house blends historic charm with modern comforts such as electric underfloor heating to the ground floor. Importantly, the generous garden runs along the little River Strat, with a stile leading down to it, adding a wonderfully tranquil backdrop to everyday living. Whilst it is set in the rural hamlet of Bush, the house is only two miles from the ever-popular coastal town of Bude with its local amenities including fine surfing beaches, a golf course, tennis courts and its famous sea pool and canal lock. Bude has many shops, including three supermarkets.

Step inside via the welcoming entrance porch and hall and discover accommodation full of character and warmth. A South aspect reception with a Woodwarm wood burner, dual aspect sitting room with a striking curved glazed window and further Woodwarm wood burner, an arch leads through to the true heart of the home, a generous kitchen, dining and family room offering views across to the countryside. Upstairs, a charming split landing leads to three generously proportioned double bedrooms, two of which benefit from separate WCs, along with a family bathroom.





DIRECTIONS

From the centre of Bude follow the main road out of the town towards the A39. On reaching the A39 turn in the Bideford direction. Continue along this road for approximately two miles until reaching the small hamlet signposted Bush and the property will be located a short distance along on the left hand side just after the red telephone box.

PORCH 6' 3" x 2' 11" (1.91m x 0.89m) Entering via a wooden framed glazed door to the porch with wooden framed glazed windows to the front and side elevations, slate tiled flooring and solid wooden doors opening into:-

ENTRANCE HALL Inset lighting, wide staircase ascending to the first floor and doors serve the following rooms:-

RECEPTION ROOM 12' 9" x 11' 11" (3.89m x 3.63m) A bright and charming South aspect reception room with wooden framed double glazed sash style window to the front elevation overlooking the gardens. Inset lighting, beautiful stone fireplace with slate hearth and Woodwarm wood burner, fitted shelving either side creates a wonderful focal point for relaxed evenings and underfloor heating.

SITTING ROOM 13' 9" x 12' 00" (4.19m x 3.66m) This second reception room is equally bright and spacious, enjoying a dual aspect that captures the best of both views, a wooden framed sash window to the front overlooking the gardens, and a beautiful curved glazed window to the side framing the countryside views. Inset lighting, beautiful stone fireplace with slate hearth and Woodwarm wood burner, useful understairs storage cupboard and underfloor heating. Arch leading through to:-

KITCHEN/DINING ROOM/FAMILY ROOM 17' 10 max" x 16' 00 max" (5.44m x 4.88m) Through the arch is a spacious kitchen, dining, and family room, with wooden framed double glazed windows to the rear elevation and further wooden double glazed windows to the side. The room benefits from inset lighting and underfloor heating throughout.

The kitchen itself is finished with a range of matching base units topped with Corian worksurfaces and matching upstand, incut drainer with undermounted sink and a useful pantry style cupboard. A charming fireplace recess houses an inset electric range, while the kitchen is further equipped with an integrated dishwasher and integrated undercounter fridge.

SIDE PORCH 5' 10" x 5' 4" (1.78m x 1.63m) Wooden framed double glazed window to the front and side elevations and internal glazed window. Space and plumbing for washing machine and space for freezer.

REAR HALL Wooden framed glazed door to the rear courtyard, inset lighting, useful storage cupboard with shelving and consumer units.

FIRST FLOOR A split level landing with a wooden framed glazed window to the rear elevation, inset lighting, airing cupboard housing the pressurised hot water cylinder and fitted shelving. Doors serve the following rooms:-

BEDROOM ONE 12' 9" x 12' 5" (3.89m x 3.78m) A beautiful principal South aspect double bedroom with wooden framed double glazed sash style window to the front elevation overlooking the gardens. Feature cast iron fireplace with wooden surround and night storage heater. Door to:-

SEPARATE WC 4' 3" x 3' 7" (1.3m x 1.09m) Wooden framed double glazed sash style window to the front elevation overlooking the gardens, inset lighting, built in storage cupboard, wall hung wash hand basin and a corner push button lows flush wc.

BEDROOM TWO 12' 8" x 12' 4" (3.86m x 3.76m) A South aspect double bedroom with wooden framed double glazed sash style window to the front elevation overlooking the gardens and feature curved wooden framed glazed window to the side overlooking the countryside. Feature cast iron fireplace with wooden and tiled surround and night storage heater.

BEDROOM THREE 10' 8" x 10' 7" (3.25m x 3.23m) A double bedroom with twin wooden framed double glazed windows to the side elevation overlooking the countryside. Feature part vaulted ceiling and night storage heater. Door to:-

SEPARATE WC 4' 8" x 4' 3" (1.42m x 1.3m) Pedestal wash hand basin, push button low flush WC and electric heated towel rail.

BATHROOM 7' 00" x 6' 6" (2.13m x 1.98m) Wooden framed double glazed window to the side elevation offering views across to the surrounding countryside. Panel enclosed double ended bath with folding glass shower screen and mains fed shower, pedestal wash hand basin, WC and a chrome wall mounted heated towel rail.

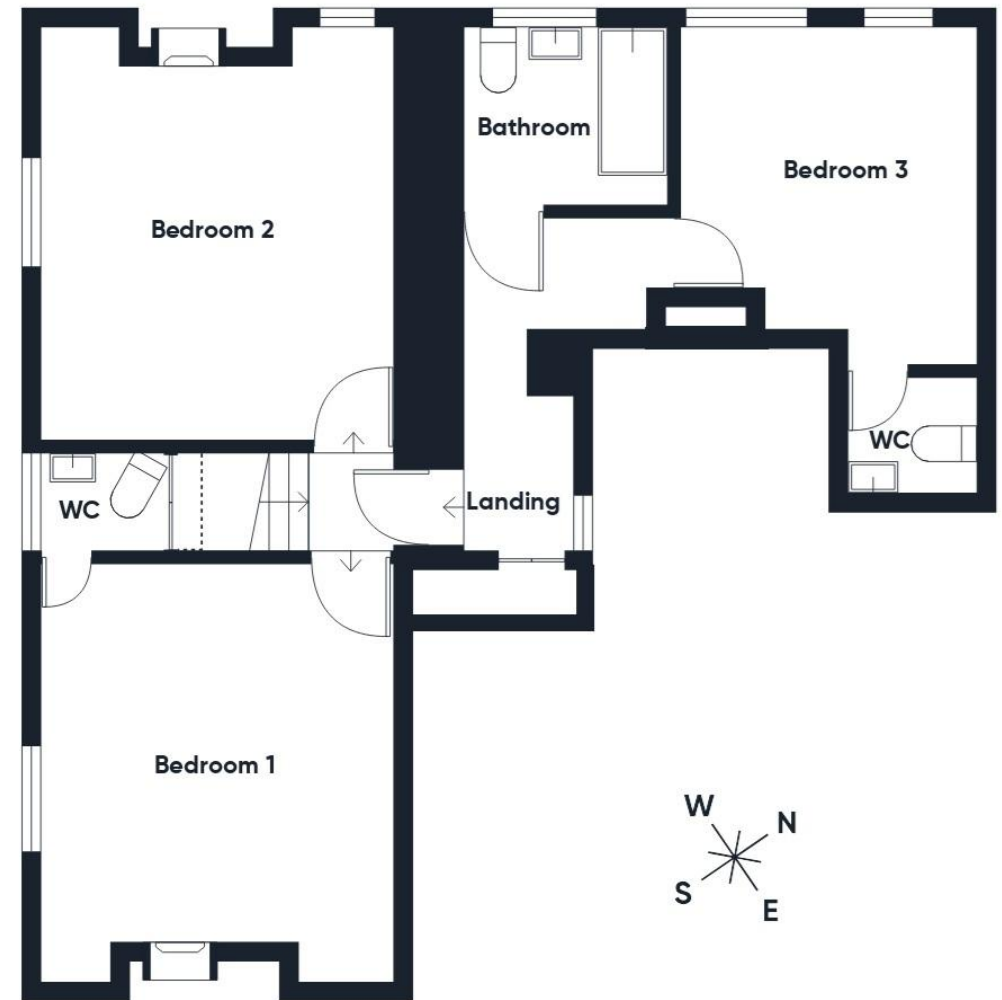
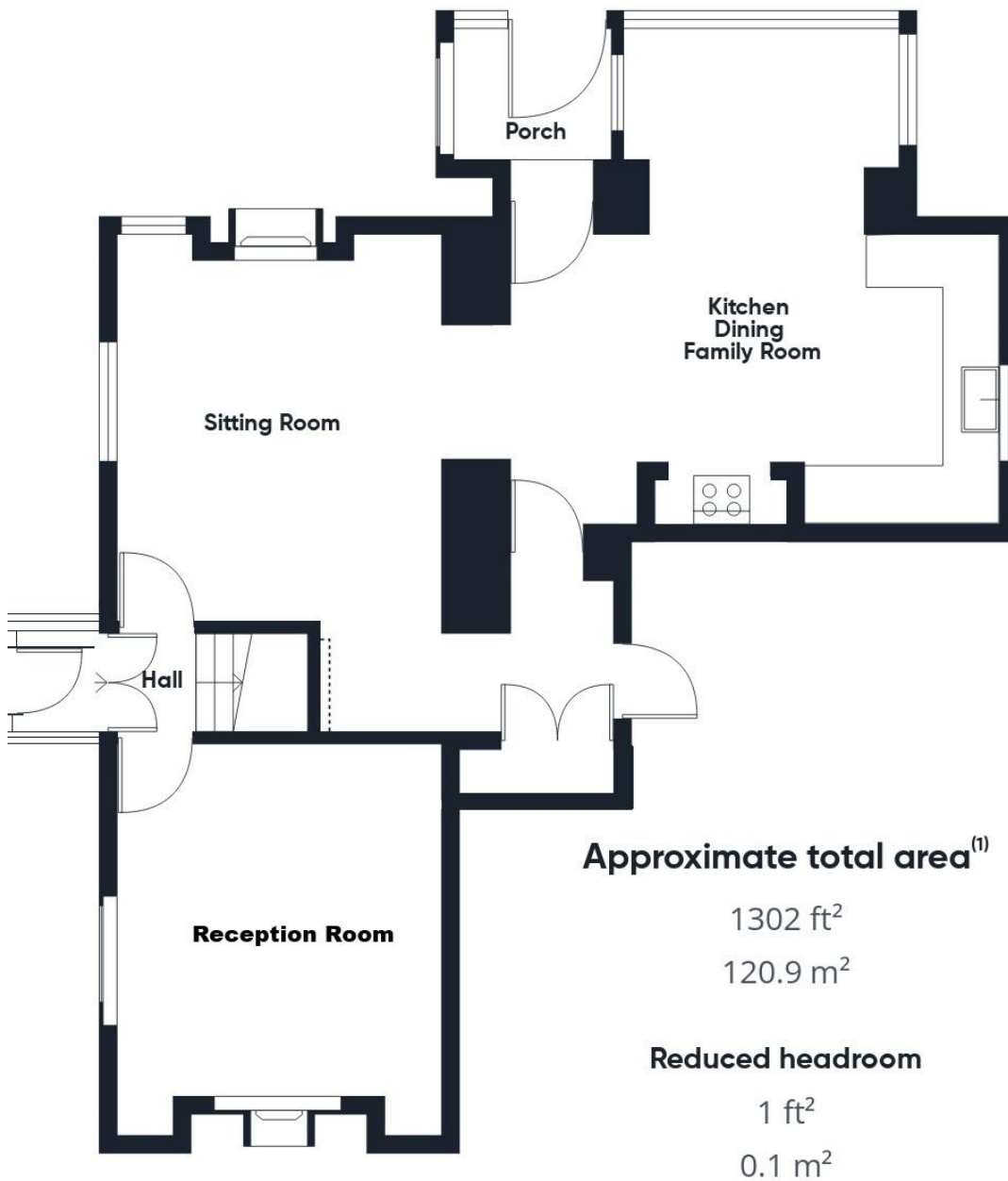
OUTSIDE Enjoying a generous south-facing aspect, the beautifully landscaped garden extends to the front and side of the property, bordered along the roadside by an attractive stone wall. A spacious terrace seating area, accessed from the side porch and enhanced with inset lighting, provides an ideal spot for outdoor entertaining. The remainder of the garden is predominantly laid to lawn and features a wonderful array of mature planting, including magnolias, roses, and fruit trees. The charming river Strat runs alongside the garden with stile down to it.

COUNCIL TAX Band TBC

SERVICES Mains electricity and water. Private drainage via shared septic tank.

TENURE Freehold





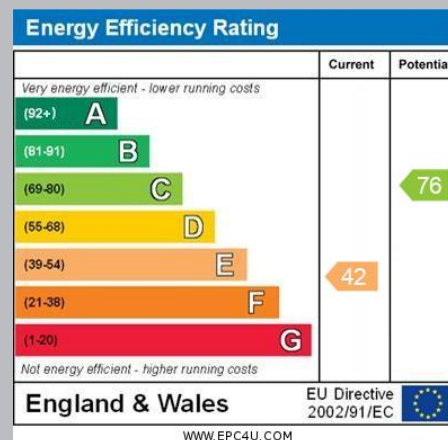
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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